

ZONING AND ADJUSTMENT BOARD

October 2, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, October 2, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Marge Thies, Richard Cole Jr., Ron Berry, Frank Topping, Frank Szczepanski, Dossie Singleton, and Bailey Cassels. Evan Merritt, Rusty Mask and Todd Brown were absent. R. Lee Hawkins - Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Bradley Cornelius-Planning Manager, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the September 18, 2006, meeting. Mr. Topping seconded the motion and the motion carried.

T2006-0038

John & Ann Papagno

Ann Digger Papagno, applicant, was present and requesting a Temporary Use Permit for one (1) year for a RV while a residence is being constructed. There were eight (8) notices sent. Of the eight (8) notices sent, one (1) was received in favor and none were received in objection. There were no objections from the audience. Mr. Cole asked Ms. Papagno when she thought the residence would be completed. Ms. Papagno stated she believes it should be completed by the spring of 2007.

Mr. Topping made the motion to approve the Temporary Use Permit for one (1) year for a RV while the residence is being constructed. Mr. Cassels seconded the motion and the motion carried.

R2006-0072

Susan B. Djiovanis, Trustee

Susan B. Djiovanis, applicant, was present and requesting a rezoning on 5 acres MOL from A5 to RR1C to complete a lineal transfer. There were three (3) notices sent. Of the three (3) notices sent, two (2) were received in objection and none were received in favor. There were no objections from the audience. Mr. Topping asked who Mrs. Djiovanis was transferring the property to. Mrs. Djiovanis stated she is transferring the property to her son and he is planning on building a site built home there.

Mr. Topping made the motion to recommend approval of the rezoning from A5 to RR1C to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0073

Max & Betty Simpson

Max Simpson, applicant, was present and requesting a rezoning of 4.84 acres MOL from A5 to RR1C to complete a lineal transfer. There were seven (7) notices sent. Of the seven (7) notices sent, none were received in favor or in objection. There were no objections from the audience. Mr. Cole asked the relationship between the parties. Mr. Simpson stated Mr. Bromley is his step-son. Mr. Cole asked what the plans are for the property after the transfer is completed. Mr. Simpson stated Mr. Bromley is going to have a mobile home placed on the property and will eventually build a conventionally constructed residence. Mr. Berry asked Mr. Simpson if he was aware of the flood area located on the property. Mr. Simpson stated he is aware of the flood area on the property and there is enough usable area to build on. Mr. Story asked if Mr. Simpson is transferring two (2) acres. Mr. Simpson stated he is transferring approximately one-half (1/2) of the parent parcel of 4.84 acres MOL.

Mr. Topping made the motion to recommend approval of the rezoning from A5 to RR1C to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0074

Sumter County Commercial Center, LLC

Greg Beliveau, representative for the applicant, was present and requesting a major amendment to CP (Planned Commercial) Zoning (R2005-0030) on 40 acres MOL. There were fifteen (15) notices sent. Of the fifteen (15)

notices sent, one was received in favor and none were received in objection. There were no objections from the audience. Mr. Beliveau explained the purpose of this application includes the major changes of a 100 room hotel to a 550 room resort/conference hotel, 185,000 square foot commercial space to 150,000 square foot commercial space. Mr. Beliveau explained the project will employ over 500 people when all phases are complete. Mr. Topping discussed the buffer at the south end and suggested either having a denser buffer or a wider screening to protect residential growth. Mr. Topping also suggested moving the dumpsters away from the south end of the property. Mr. Beliveau stated a denser buffer would not be a problem with his clients. He also stated moving the dumpsters would not be a problem. Mr. Szczepanski asked what type of clientele this hotel would be trying to bring in. Mr. Beliveau explained they were interested in conventions, conferences, and other travelers to create a destination hotel.

Mr. Topping made the motion to recommend approval of the major amendment to CP (Planned Commercial) Zoning (R2005-0030) to the Board of County Commissioners with the staff recommended conditions and additional conditions of an increased buffer along the south end of the property and relocating the dumpster. Mr. Cole seconded the motion and the motion carried.

R2006-0075

Jerome & Ann Fields

Joseph Barrington, Jr., representative for the applicant, was present and requesting a rezoning on 2.5 acres MOL from R1 to RR1C to bring the property into compliance with the Future Land Use Map. There were nine (9) notices sent. Of the nine (9) notices sent, none were received in favor or in objection. There were no objections from the audience. Mr. Barrington explained he is buying the property from Mr. & Mrs. Fields. Mr. Topping asked Mr. Barrington what his plans are for the property. Mr. Barrington explained he intends to place a Class "A" mobile home on the property and reside there.

Mr. Topping made the motion to recommend approval of the rezoning from R1 to RR1C to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0076

Dawn Goepfert

Dawn Goepfert, applicant, was present and requesting a rezoning on 1.87 acres MOL from RR1 & A5 to RR1. There were eleven (11) notices sent. Of the eleven (11) notices sent, three (3) were received in favor and none were received in objection. There were no objections from the audience. Mrs. Cassels explained this is a 10.50 acre parcel with 1 acre being rezoned in 1984 to place a mobile home on it and when the rezoning and placement of the mobile home occurred, it created a separate parcel by zoning. Mrs. Cassels explained on this application the applicant is trying to increase the 1 acre parcel to 1.87 acres which will decrease the remaining part of the parcel. Mrs. Cassels explained this will not increase the density of this parcel.

Mr. Topping made the motion to recommend approval of the rezoning from RR1 & A5 to RR1 to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

Other Business:

Mrs. Cassels explained due to Mr. Nichols resignation from the Zoning and Adjustment Board (ZAB), the ZAB will need a new Vice-Chairperson.

Mr. Cole made a motion to nominate Mr. Topping, in which Mr. Topping accepted the nomination. The nomination was seconded by Mr. Szczepanski and the nomination carried.

Mr. Berry made a motion to adjourn the meeting at 7:00 pm. Mr. Szczepanski seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board